

CITY OF SILVER BAY
BUILDING PERMIT APPLICATION INFORMATION SHEET

1. Building permits are required for any construction, erection, enlargement, alteration, remodeling, repair, moving or conversion of occupancy of any building within the City of Silver Bay. Starting work without a permit allows for a minimum fine of a doubled permit fee. See Paragraph on the back side of this sheet for allowed exceptions.
2. All applications are subject to a permit fee, a plan review fee of actual costs, and a State Surcharge fee of .0005 of the project value. The Building Official determines the amount of the fee based upon suggested costs per square foot guidelines.
3. All permit applications must be accompanied by two sets of plans drawn to scale, including:
 - Footing/foundation plan
 - Floor plan
 - Sectional drawing (footing through roof system)
 - Front elevation
 - Minimum of one other elevation, especially where there are special architectural features
 - Plot plan, showing setbacks from property lines and other structures on the same property
 - If using a certified roof and floor truss design, truss packet to be on site at rough framing inspection
 - Details of special architectural and/or structural design
4. Application packet must be submitted a minimum of seven days before work is scheduled to begin. Entire new home projects and commercial projects require more time.
5. Frost footing depth required to be five feet below finished grade.
6. Most commercial projects will require Minnesota registered architects and engineers. Check with the Building Official for small project exemptions.
7. Snow load requirement of 40 pounds per square foot. Detached garages and storage sheds may be reduced to 30 pounds per square foot. Decks are to be designed for 60 pounds per square foot.
8. Egress windows are required in each sleeping room. This upgrade must also take place when remodeling or replacing entire windows. Replacement of just window sash does not meet criteria for meeting egress requirements. Egress windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width shall be 20 inches. NOTE: When windows are provided as a means of escape or rescue, they shall have a finished sill height of not more than 44 inches above the floor.
9. Inspection card must be placed in a weather tight bag on a flat surface. The inspection card must be posted in a conspicuous place on the building site.
10. Request for a required inspection must be made a minimum of one day in advance. Refer to inspection card for each required inspection.
11. The Building Official may stop work on any project not complying to code.
12. No building may be occupied until a Certificate of Occupancy has been issued.
 - The issuance of a permit and the inspection conducted do not constitute any sort of guarantee from the City that the structure is in perfect compliance with the State Building Code. Homeowners may procure the services of a private inspector if they desire additional protection.
13. The following types of construction and installations are exempt from the Building Code, however, accessory buildings, decks, and fences require a Zoning Permit under the Land Use Form.
 - Accessory buildings not exceeding 200 square feet provided such accessory buildings comply with setback requirements and are not attached to the principal structure.
 - Roof repair or replacement on single family dwellings over existing roof not to exceed two layers.
 - Siding, including insulation, providing existing sheathing is not removed.

- Door replacement provided there are not structural changes.
- Window replacement provided there are no structural changes except for bedroom. If bedroom windows are replaced, at least one bedroom window must comply with the Code of sufficient dimensions to permit escape.
- Patios or concrete slabs not attached to the principal structure.
- Entrance steps.
- First floor level open porches or decks that comply with setback requirements.
- Boundary fences not more than six feet in height.

**PLEASE USE THE FOLLOWING GUIDELINES
WHEN COMPLETING YOUR APPLICATION**

PROPERTY LINES must be staked out at all four corners of the lot and stakes must be in place for the proposed construction BEFORE the inspector can check the proposed project.

All building construction in the R (RESIDENTIAL) DISTRICTS, require a Zoning Permit and must conform to the following requirements:

- PRINCIPAL BUILDING — *Front Yard Setback* — 25 feet; *Side Yard Setback* — 8 feet from lot line; *Corner Lot*— 20 feet from side lot line; *Rear Yard Setback* — 20 feet from lot line. (NOTE: All measurements must be from lot line except where indicated.)
- ACCESSORY BUILDING (GARAGE) — Cannot exceed 1,040 square feet. Foundation cannot be less than three feet from property line and the eaves cannot be closer than two feet from the property line. Garage must be at least five feet from the residence (main building) unless attached. There must be three feet between eaves. *Maximum Height* — Sixteen feet. Only ONE garage, whether attached or freestanding is allowed.
- ACCESSORY BUILDING (STORAGE SHED, ETC.) — Only ONE accessory building in addition to a garage may be erected on residential lots, size not to exceed 200 square feet. One side cannot exceed sixteen feet. The building must be anchored securely and cannot be moved without securing a completely new zoning permit.
- If the accessory building (storage shed, etc.) is attached to the existing garage, the total combined footage cannot exceed 1,040 square feet. If the proposed accessory building could cause the 1,040 square feet limitation to be exceeded, the accessory building shall be erected at a distance NOT LESS THAN five feet from the existing garage.
- RETAINING WALLS AND FOUNDATIONLESS CONCRETE SLABS in the R (Residential) Districts may be placed no closer than one foot from the front, side or rear lot lines.

Any construction authorized by a permit MUST BE COMPLETED WITHIN ONE YEAR FROM THE DATE OF ISSUANCE of said permit.

WITHIN TWO YEARS FROM THE DATE OF ISSUANCE of said permit, the front yard setback of 25 feet, or 20 feet on corner lots, must be sodded or seeded to insure proper grass cover.

NOTE: If you will be digging, call Gopher State One-Call at 1-800-252-1166.

QUESTIONS? Call the Zoning Administrator, Gary Thompson at 218-226-3743.

CITY OF SILVER BAY

BUILDING PERMIT APPLICATION

PLEASE READ BEFORE COMPLETING. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. Applications must be completed, returned to City Hall, AND APPROVED before any construction can begin. Please see attached instructions and building guidelines sheet.

Please note: You will also need to complete a land use permit if the footprint of your property will change.

Property location (Street Address and Legal Description): _____

Lot # _____ Block # _____ Division _____
Lake County Parcel ID # _____

Owner Information

Name: _____
Address: _____
City, State, Zip: _____
Phone: _____ (home) _____ (mobile) _____ (work)

Contractor Information

Name: _____ Certificate # _____
Address: _____
City, State, Zip: _____
Phone: _____ (business) _____ (mobile)

Architect Information (If applicable)

Name: _____
Address: _____
City, State, Zip: _____
Phone: _____ (business) _____ (mobile)

Type of Improvement (Check only one):

_____ New	_____ Maintenance/Repair/Replace
_____ Addition	_____ Modular
_____ Alteration/Remodel	

Type of Structure (Check only one):

_____ 01 Single Family	_____ 09 Service Stations & Repair Garages
_____ 02 Single Family Attached	_____ 10 Recreational, Amusement
_____ 03 Residential Garage	_____ 11 Other Non-Housekeeping Shelter
_____ 04 Two Family Residence	_____ 12 Industrial Building
_____ 05 Multiple Family Residence	_____ 13 Churches & Religious Buildings
_____ 06 Offices, Banks, Prof.	_____ 14 Hospitals & Institutions
_____ 07 Hotels, Motels	_____ 15 Other Non-Residential Buildings
_____ 08 Stores, Restaurant	_____ 16 Other Non-Building Structures

Estimated Starting Date: _____ Estimated Completion Date: _____

Description of work to be done: _____

Square Feet Main Structure: _____ Square Feet Garage/Other: _____

Height of Main Structure: _____

Setbacks: Front _____ Rear _____ Side _____

I hereby apply for a Building Permit and I acknowledge that the work will be in conformance with the ordinances and codes of the City of Silver Bay and with the Minnesota Building codes; that I understand that this is not a permit, but only an application for permit, and **WORK IS NOT TO START WITHOUT A PERMIT**; that the work will be in accordance with the approved plan in the case of all work which requires review and approval of plans. Issuance of a permit and inspections conducted do not constitute a guarantee or warranty from the City.

By signing this application I do hereby certify that all the information is complete and accurate. I further certify that there are no delinquent property taxes, special assessments, penalties, interest or municipal utility fees due on the parcel to which the application relates on the above stated property.

Applicant's Signature

Date

OFFICE USE ONLY

Date received by City: _____

Permit Number: _____

Construction Type: _____

Currently Zoned: _____

Building Area: _____

Value based on Square feet: _____

PERMIT FEES*

Building Permits \$ _____

Plan Review \$ _____

State Surcharge \$ _____

Other \$ _____

TOTAL FEES \$ _____

* Other fees for water/sewer, plumbing and driveway approach may apply

Condition of Issuance/Remarks: _____

Administration Review _____

Permit Issuance Approved by: _____

Date: _____

CITY OF SILVER BAY
INSPECTION CARD

**THIS FORM MUST BE CONSPICUOUSLY POSTED ON BUILDING SITE
DURING CONSTRUCTION**

This form does not include all required inspections and is used for general use. Inspections will be conducted according to what is required upon the plan review. Contact the local Building Official for any questions.

Owner: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____

Contractor: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____

Description of building site: _____
 Size and area of property: _____
 Type and size of building: _____

Owner or Contractor shall notify Building Official when ready for each inspection.

INSPECTIONS (General Use)

FOOTINGS (before footings are poured)

Date Completed: _____
 Comments: _____

CONCRETE FLOORING (before flooring is poured)

Date Completed: _____
 Comments: _____

FRAMING

Date Completed: _____
 Comments: _____

INSULATION

Date Completed: _____
 Comments: _____

PLUMBING

Date Completed: _____
 Comments: _____

ELECTRICAL

Date Completed: _____
 Comments: _____

HEATING

Date Completed: _____
 Comments: _____

OTHER

Date Completed: _____
 Comments: _____

FINAL

Date Completed: _____
 Comments: _____

CERTIFICATE OF OCCUPANCY

Date Completed: _____
 Comments: _____

BUILDING APPLICATION CHECKLIST

This form is completed by the City of Silver Bay and is only used as a guideline.

Name of Applicant: _____

Property Location: _____

Permit Number: _____

Date Completed _____

- ☐ _____ City received fully completed Permit Application
(Please note: A Land Use Permit must also be completed and returned for most building projects)
- ☐ _____ Does property have delinquent utilities due? ____ Yes (\$_____) ____ No
- ☐ _____ Does property have delinquent taxes due? ____ Yes (\$_____) ____ No
- ☐ _____ Lake County Parcel ID _____

FOR EXISTING RESIDENTIAL CONSTRUCTION

Check which one applies

- _____ Construct new garage* _____ Build deck* _____ Addition/Remodel of home*
- _____ Sheds over 200 sq. ft.* _____ Gazebo* _____ Roof/Window Alterations
- _____ Other: _____

- ☐ _____ Land Use Permit required (For * items above that change land footprint)
- ☐ _____ Valuation of project \$_____
- ☐ _____ Application fee received (See attached sheet for determination of fee)
- ☐ _____ Garage requirements met (See attached sheet for garage requirements)
- ☐ _____ Is building inspection required? ____ Yes ____ No
 (If inspection is required, see inspection area below)
- ☐ _____ Date permit issued _____

FOR NEW RESIDENTIAL OR COMMERCIAL CONSTRUCTION

Check which one applies

- _____ New residential construction _____ New commercial construction

- ☐ _____ Land Use Permit completed
- ☐ _____ Application fee received \$_____
 (Please note that there are additional fees for plan review and state surcharge that are not included in the normal building fees)
- ☐ _____ Valuation of Project \$_____
- ☐ _____ Plans received (Two (2) sets of plans are required)
- ☐ _____ Date permit issued (Project must be completed within one (1) year)
- ☐ _____ Driveway Approach Permit completed and fee paid
 (The Driveway Approach Permit must be approved by the Street Department Superintendent)
- ☐ _____ Plumbing Inspection fee paid
- ☐ _____ Water/Sewer Connection fee paid (Contact Utilities Superintendent)
- ☐ _____ Electrical inspections completed
- ☐ _____ Is building inspection required? ____ Yes ____ No
 (If inspection is required, see inspection area below)
- ☐ _____ Certificate of Occupancy issued _____

BUILDING INSPECTIONS

Requires Building Inspector's sign off. Electrical, Plumbing and Heating inspections are separate

	Date	Initials	Inspections Required (See attached inspection card)
<input type="checkbox"/>	_____	_____	Footing Inspection required before footing is poured.
<input type="checkbox"/>	_____	_____	Concrete Floor Inspection required before flooring is poured.
<input type="checkbox"/>	_____	_____	Rough-in (Framing) Inspection including the following: _____ Plumbing Inspection Date _____ Pressure Testing Date
<input type="checkbox"/>	_____	_____	Insulation Inspection
<input type="checkbox"/>	_____	_____	All other inspections as required on plan review
<input type="checkbox"/>	_____	_____	Final Inspection required before occupancy
<input type="checkbox"/>	_____	_____	Certificate of Occupancy issued

PERMITS – GENERAL OVERVIEW

This overview is provided to help ease the questions in the permit process, but is not all encompassing. Each project is different, therefore the Planning & Zoning Commission and/or City Council will determine if there is additional information required. Should you have any questions regarding permits, please contact City Hall at 218-226-4408.

PERMITS REQUIRED FOR ITEMS SUCH AS:

New construction, Alterations/Remodeling Sheds, Fences, Decks, Garages, Maintenance/Repair/Replacement Additions, Repaving of Driveway Approach, Demolition or moving of any building, Signing, Home Occupation, Rezoning

PERMITS MAY NOT BE REQUIRED FOR ITEMS SUCH AS*:

Residing (unless you alter the sheathing), Repaving (unless you repave approach), Window replacement (unless you change size or add windows), Shingling (unless you change physical aspects of the roof), Repairs, Maintenance or minor alterations that do not change the physical dimensions or shape of any building or structure on land, Garage sales (limit 2 per year), telemarketing, business conducted by phone

*Please contact City Hall with questions.

TYPES OF PERMITS THAT NEED TO BE COMPLETE AND REQUIRE FEES:

LAND USE

The purpose of a land use permit is to insure setback requirements, impervious surface requirements, variances, special conditions, signage, and zoning changes are adhered to.
Application fee is \$50 and is non-refundable.

BUILDING

The purpose of the building permit is to insure changes to properties follow appropriate building codes and regulations. Building permit fees are determined upon the valuation of the structure changes. This permit most often is in addition to the Land Use Permit.
Application fee is based on valuation and determined by the City.

CONDITIONS PLACED UPON LAND USE PERMITS THAT REQUIRE PUBLIC NOTIFICATIONS AND HEARINGS. THEY REQUIRE ADDITIONAL FEES AND APPLICATIONS:

HOME OCCUPATION

For anyone wishing to operate a home-based business for compensation, which houses inventory, and/or generates additional traffic within the neighborhood. There are some occupations that do not require a permit such as Home Retail Parties (Tupperware, Pampered Chef, Jewelry, etc.), Daycares, telemarketing, computer based businesses that do not have public coming to the home, or businesses that are conducted via phone/e-mail. All Home Occupation permits require a public hearing and must be renewed every three (3) years. A pre-application for home occupation permits is required before completing the full Home Use Application.
Application fee is \$100.
Renewal fee is \$30 / 3 years.

CONDITIONAL USE

These permits generally are designed for a specific use of the property as it relates to the zoning district in which the property is located. They may be allowed with specific restrictions set by the City. Additional charges apply. They require a public notification and hearing according to Minnesota Statutes.
Application fee is \$250 plus Lake County Filing Fees.

VARIANCE

These permits generally are designed for a modification or variation from the provisions of the zoning district in which a property is located. They are typically granted when there are reasons of exceptional circumstances unique to the property which would cause a hardship. Additional charges apply. They require a public notification and hearing according to Minnesota Statutes. The variance is also filed with Lake County.
Application fee is \$250 plus Lake County Filing Fees.

ZONING CHANGES

Anyone requesting a property zone change must complete the Land Use Application. No "spot zoning" is allowed. Additional charges apply. They require a public notification and hearing according to Minnesota Statutes. The zoning changes are also filed with Lake County.
Application fee is \$250 plus Lake County Filing Fees.

PLATTING/SUBDIVISION

These are separate from the permit process.

Permits that require a public hearing must be submitted sixty (60) days prior to the start of the project. All other permit applications should be submitted to the City of Silver Bay at least two (2) weeks prior to the start of the project.

EXTRACTED FROM 1997 UNIFORM BUILDING CODE

TABLE NO. 1-A – BUILDING PERMIT FEES

This is a “valuation” based permit schedule

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.00
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours	\$47.00 per hour *
2. Reinspection fees assessed under provisions of Section 305.8	\$47.00 per hour *
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$47.00 per hour *
4. Additional plan review required by changes, additions or revisions to plans	\$47.00 per hour *
5. For use of outside consultants for plan checking and inspections, or both	Actual costs **

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

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Connection Fees (Schedule 2)

The City will increase its current connection fee for an equivalent residential connection to \$385 for each water connection and \$975 for each sewer connection.

Connection fees for customers with meters larger than 5/8 inch are increased proportionately to reflect the increased capacity they can provide. The capacity of a water meter is based on the American Water Works Association (AWWA) rated capacity. The connection fee for larger meters is determined as follows:

1. Determine the HE ratio by dividing the AWWA-rated capacity of each meter by the AWWA rated capacity of a 5/8 inch meter. For example, a 1-inch meter has an AWWA-rated capacity of 50 gallons per minute (gpm). The 5/8 inch meter has an AWWA-rated capacity of 20 gpm. Thus, the HE ratio of a 1 inch meter is 50gpm/20gpm, or 2.50.
2. Multiply the connection fee for the 5/8 inch meter by the square root of the HE ratio of a larger meter. For the 1-inch meter used above, the connection fee would be the square root of 2.50 multiplied by the standard residential connection charge, or $1.58 * \$385 = \608 . Rounding to the nearest \$5.00 gives us a connection fee of \$610 for a 1-inch water connection.

The square root of the HE ratio is used rather than a direct proportion because the water meter capacity does not necessarily directly reflect actual water consumption. This provides a more equitable connection fee system.

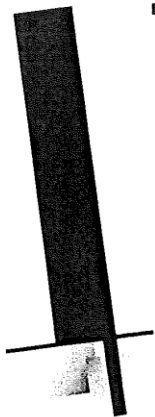
The capacities, HE ratios, and proposed connection fees for meters up to 8 inches are shown in the table below.

Meter Size	AWWA Rated Capacity/GPM	Household Equivalent Ratio*	Proposed Water Connection Fee**	Proposed Sewer Connection Fee**
5/8"	20	1	\$385	\$975
3/4"	30	1.5	\$385	\$975
1"	50	2.5	\$385	\$975
1 1/2"	100	5.0	\$860	\$2,180
2"	160	8.0	\$1,090	\$2,760
3"	320	16.0	\$1,540	\$3,900
4"	500	25.0	\$1,930	\$4,880
6"	1,000	50.0	\$2,720	\$6,890
8"	1,600	80.0	\$3,440	\$8,720

* HE Ratio is determined by dividing the AWWA-rated capacity by the capacity for a 5/8" meter.

** Proposed fee = fee for 5/8" meter x the square root of the HE Ratio, rounded to \$5.00.

Adopted this 21st day of May, 2007.



Permits Made Easy Garages

Building Code Requirements

FOOTINGS: Footings must be extended below frost depth for all attached garages. A "floating slab" may be used for the foundation support of detached garages on all soils except peat and muck. If a footing slab is used, sod and root structures must be removed and replaced with 6 inch sand fill or well compacted gravel. The perimeter of the slab must be thickened to a minimum vertical dimension of 10 inches on the edge. The bottom of the thickened edge must be at least 12 inches wide and then may be sloped upward to meet the bottom of the slab at a 45 degree angle. The minimum slab thickness must be 5 inches. The minimum concrete strength required is 4000 pounds per square inch. In cold weather, protect concrete from freezing until cured.

ANCHOR BOLTS: Foundation plates or sills must be bolted to the foundation with not less than 1/2 inch diameter steel bolts embedded at least 7 inches into the concrete and spaced not more than 6 feet apart. There must be a minimum of two bolts per piece with one bolt located within 12 inches of each end of each piece.

SILL PLATE: All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills which rest on concrete or masonry foundations must be of approved treated wood, foundation cedar or redwood not less than 2 inches in thickness, having a width not less than that of the wall studs.

WALL FRAMING: Studs must be placed with their wide dimension perpendicular to the wall, and not less than three studs must be installed at each corner of an exterior wall. Minimum stud size is 2 x 4 and spaced not more than 24 inches on center.

TOP PLATE: Bearing and exterior wall studs need to be capped with double top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates must be offset at least 48 inches.

SHEATHING, ROOFING AND SIDING: Approved wall sheathing, siding, roof sheathing and roof coverings must be installed according to the manufacturers specifications.

WOOD AND EARTH SEPARATION: Wood used in construction located nearer than 6 inches to earth shall be treated wood or wood of a natural resistance to decay (Cedar, Redwood).

ROOF FRAMING: Size and spacing of conventional lumber used for roof framing depends upon the roof pitch, span, the type of material being used, and the loading characteristics being imposed. Attached garages must be designed for the appropriate snow load in your local area (contact your local building inspector). Detached garages need to be designed for a 30 pound per square foot snow load.

Rafters need to be framed directly opposite each other at the ridge. A ridge board at least 1 inch (nominal) thickness and not less in depth than the cut end of a rafter is required for hand framed roofs. At all valleys and hips, there also needs to be a single valley or hip rafter not less than 2 inches (nominal) thickness and not less in depth than the cut of the rafter.

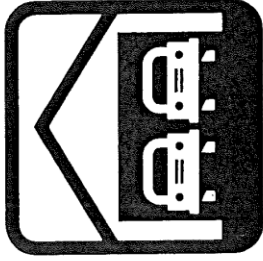
Rafters must be nailed to the adjacent ceiling joist to form a continuous tie between exterior walls when the joists are parallel to the rafters. Where not parallel, rafters must be tied to a minimum 1 inch (nominal) cross tie spaced a minimum 4 foot on center.

If manufactured trusses are to be used, submit 1 copy of truss plans signed by a registered engineer.



24 HOUR NOTICE IS REQUIRED FOR INSPECTIONS.

PLEASE CALL THE INSPECTION DEPARTMENT



WALL OPENING PROTECTION: Exterior garage walls located within 6 feet of a dwelling or 5 feet to any property line must be protected with materials approved for one hour fire resistive construction.

NOTE: The above outlines only general code requirements with regard to garage construction. For specific code requirements, please contact your local building department.

REQUIRED INSPECTIONS:

- Footings/Concrete Slab:** To be made after all form work is set up, mesh laid, rods wired in, etc.: but PRIOR TO THE POURING OF CONCRETE.
- Framing:** To be made after all framing, blocking and bracing are in place, rough electrical (if any) is approved, sliding and roof covering materials are installed and prior to closing the construction so as to make it inaccessible for inspection.
- Final:** To be made upon completion of the garage and finish grading.
- Other Inspections:** In addition to the three inspections above, the inspector may make or require other inspections to ascertain compliance with the provisions of the code or to assist you with your questions or concerns during the construction process.

Be sure your contractor is licensed.

It's the law in Minnesota

(218) 226-4408

City of Silver Bay

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PITCH

ROOFING _____

" SHEATHING _____

X TRUSSES, _____" O/C

* MFG. BY: _____

OR/ X RAFTERS _____" O/C

X STUDS, _____" O/C

GARAGE DOOR HEADER: under eave
gable end _____

SIZE OF GARAGE DOOR _____

6" GRAVEL BASE

5" ENGINEERED SLAB

6" MIN. GRADE

5' MIN. FOUNDATION FOR ATTACHED GARAGE

" CORE-FILLED CONCRETE BLOCK

8" X " FOOTING

***PLEASE NOTIFY BUILDING INSPECTION OFFICE
BEFORE POURING FLOOR!!

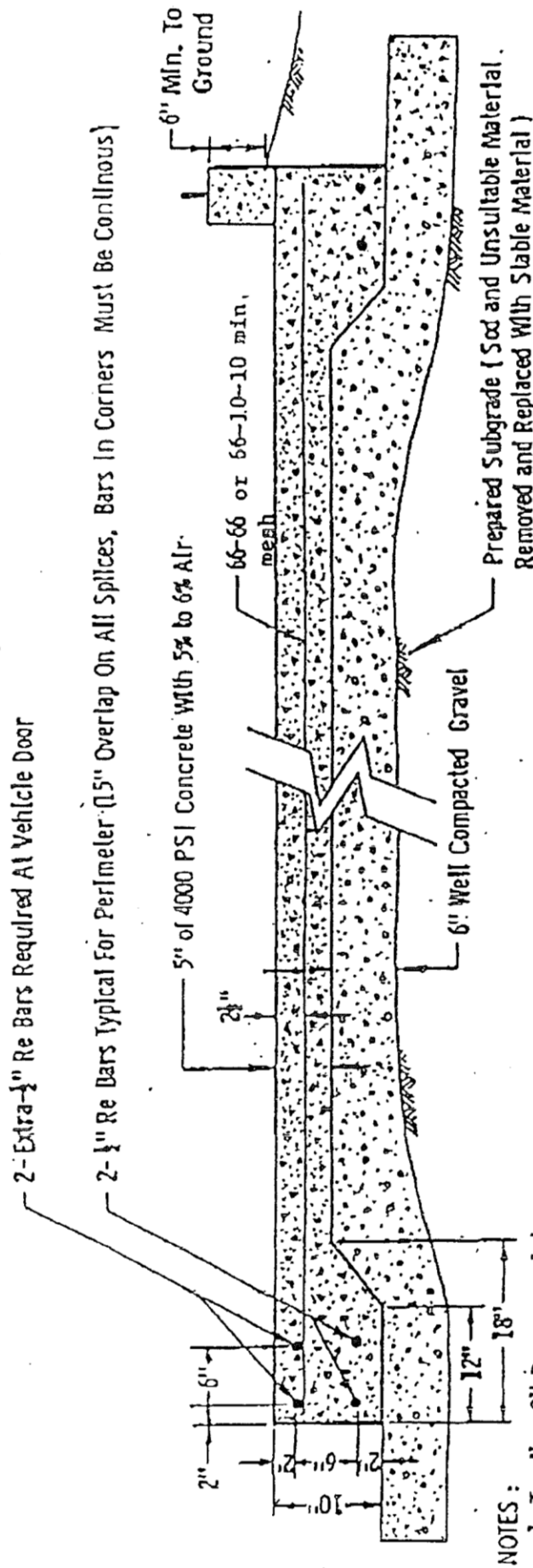
SIGNATURE

***PLEASE NOTE: A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR WIRING

CONCRETE GARAGE FLOOR

Minimum Standards

For Detached Garage Over 400 Sq Ft.



NOTES:

1. Treating Oil Recommended
2. Provisions To Anchor Garage To Slab - Use $\frac{1}{2}$ Dia. Steel Bolts at Least 7" Into The Concrete And Spaced Not More Than 6' Apart Sec. 2907 (e)
3. Foundation Plates On A Concrete Slab Shall Be Treated Wood Or Foundation Redwood Sec. 2517 (3) Unless Kept 6" Above Grade
4. Provide Drainage For Subgrade
5. Call For Form Inspection Before Pouring -

SCALE 1" = 1'

NOTICE SILVER BAY RESIDENTS

Effective immediately, the State of Minnesota Electrical Division will be conducting electrical inspections within the City of Silver Bay. The new Lake County electrical inspector is RONALD BELDO. You can contact him at (218) 290-3742. Should you desire additional information, visit www.dli.mn.gov. The telephone number for the Board of Electricity is 651-284-5912.



EGRESS WINDOW REQUIREMENTS

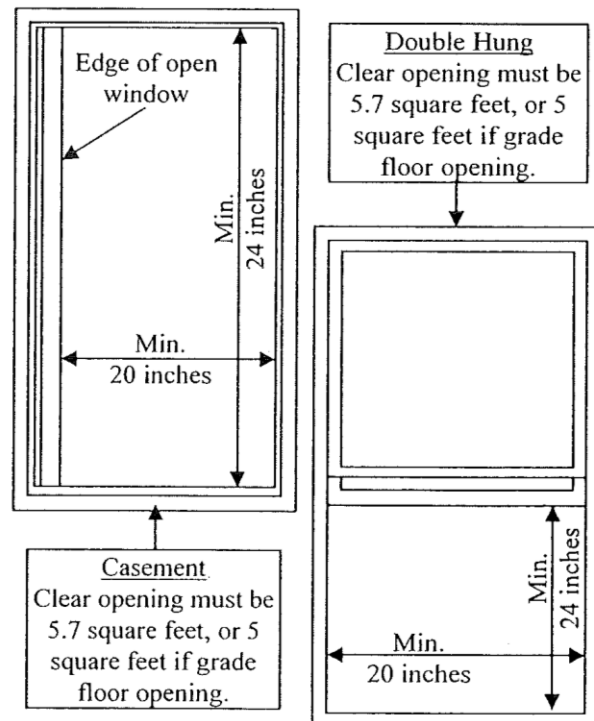
(REVISED 3/28/2008)

PERMIT SUBMITAL CHECKLIST:

- ☐ Signed and completed Building Permit Application required when changing the rough opening of an existing window or installing a brand new window opening.
- ☐ Submit 2 copies of plans including:
 - ☐ Complete elevation drawing of the elevation to be altered containing the window. Elevation should show what level the window is on and how many stories are above it.
 - ☐ Section showing header size and distance of window sill to floor and depth of window well if applicable.

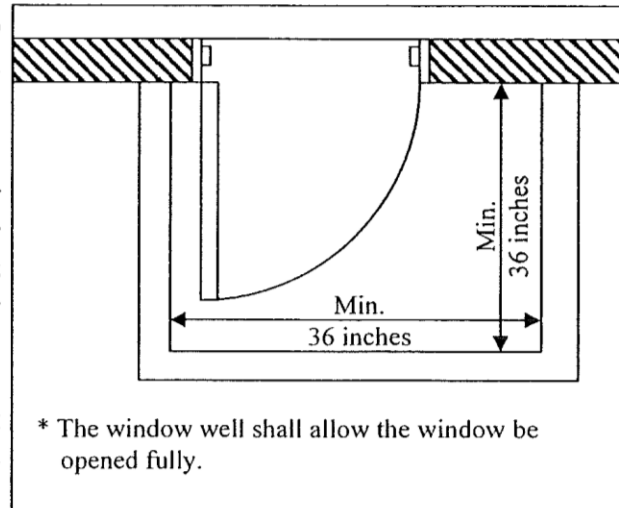
BUILDING CODE REQUIREMENTS:

- Basements and every sleeping room shall have at least one operable emergency and rescue opening. The required emergency and rescue opening in the bedrooms located in the basement, satisfies the requirement of the basement having an emergency and rescue opening.
- The bottom sill of egress windows shall be no more than 44 inches above the finished floor height.
- Egress windows shall have a clear opening, measured when the operable part of the window is completely open, of 5.7 square feet and meeting the following minimum dimensions. Windows with a bottom sill height of no more than 44 inches above or below grade are allowed to be a minimum of 5 square feet.
 - Minimum clear opening width = 20 inches.
 - Minimum clear opening height = 24 inches.
- Egress windows shall be operational from the inside of the room without the use of keys or special knowledge.
- Below grade egress windows shall be installed with an egress window well meeting the following minimum dimensions.
 - Minimum horizontal dimension of 36 inches by 36 inches and allow the window to be fully opened.
 - Ladders or steps shall be required for window wells deeper than 44 inches and are allowed to project a maximum of 6 inches into the required area of the well.
 - Ladders shall be permanently fixed and have a minimum interior width of 12 inches, project at least 3 inches from the

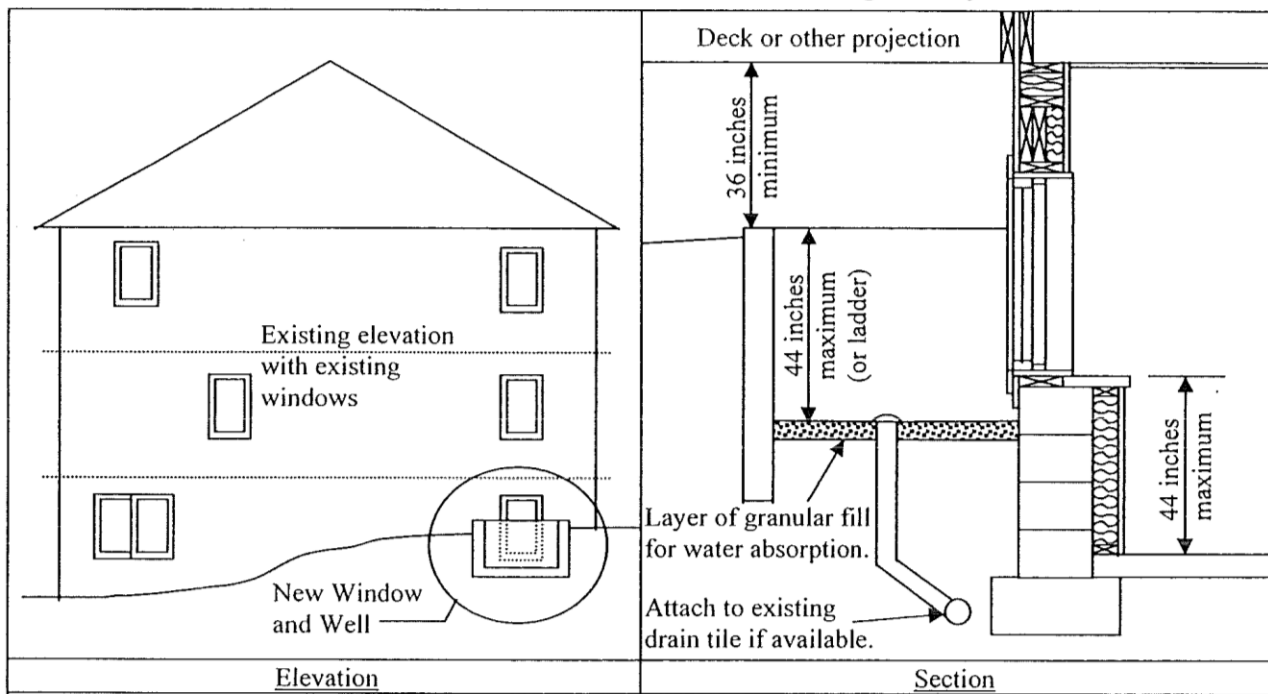


wall of the well, and have rungs spaced no more than 18 inches vertically for the full height of the well.

- Window wells are allowed to be covered with covers or screens, provided that the net clear opening height and width of the cover or screen, when open, meets that of the egress window itself as stated earlier. Such covers or screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than that which is required for normal operation of the egress window.



- Egress windows may be placed under decks or other projections, provided the window can be fully opened, and provides a path not less than 36 inches in height to a yard or court.



REQUIRED INSPECTIONS:

- ☐ **Framing:** Before interior wall covering (i.e. gypsum) is applied and window well is complete.
- ☐ **Final:** When interior is complete and window is fully trimmed.

GENERAL NOTES:

- The stamped, approved plans and survey shall be kept on the job site until the final inspection has been made.
- The Inspection Record card shall be placed on an outside exterior wall near the pool and shall remain posted until the final inspection has been made. Cards should be protected from the weather.
- Call (218) 226-4408 between 8:00 a.m. and 4:00 p.m. to schedule an inspection. Provide at least 24-hour advance notice and provide permit number at time of scheduling.
- Prior to digging, call Gopher State One-Call at (800) 252-1166 to verify utility locations. 48-hour notice is required, excluding weekends and holidays.